

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

32 Camden Street, Balaclava Vic 3183

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$990,000

&

\$1,080,000

Median sale price

Median price \$1,760,000

Property Type House

Suburb Balaclava

Period - From 01/01/2022

to 31/03/2022

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	25 Peel St WINDSOR 3181	\$1,030,000	11/03/2022
2	32 Earl St WINDSOR 3181	\$1,015,000	13/04/2022
3	50 Argyle St ST KILDA 3182	\$1,005,000	26/04/2022

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

13/07/2022 16:23



Property Type:
Agent Comments

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Indicative Selling Price
\$990,000 - \$1,080,000
Median House Price
March quarter 2022: \$1,760,000

Comparable Properties



25 Peel St WINDSOR 3181 (REI/VG)

Agent Comments



Price: \$1,030,000
Method: Private Sale
Date: 11/03/2022
Property Type: House
Land Size: 112 sqm approx



32 Earl St WINDSOR 3181 (REI/VG)

Agent Comments



Price: \$1,015,000
Method: Private Sale
Date: 13/04/2022
Property Type: House



50 Argyle St ST KILDA 3182 (REI)

Agent Comments



Price: \$1,005,000
Method: Private Sale
Date: 26/04/2022
Property Type: House
Land Size: 143 sqm approx

Account - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336